

7. **2009SP-011-001 (This item was amended to SP at Council)**

Map: 040-00 Parcels: 060, 064
Bordeaux/Whites Creek Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Jason Swaggart

A request to rezone from CS, R15, and RS20 to IWD zoning properties at 3146 Old Hickory Boulevard and 3108 Blevins Road, at the southwest corner of Blevins Road and I-24 West (16.39 acres), requested by Anchor Property Holdings LLC, owner.

Staff Recommendation: Disapprove

APPLICANT REQUEST A request to rezone from Commercial Services (CS), One and Two-Family Residential (R15), and Single-Family Residential (RS20) to Industrial Warehousing/ Distribution (IWD) zoning for properties at 3146 Old Hickory Boulevard and 3108 Blevins Road, at the southwest corner of Blevins Road and I-24 West (16.39 acres).

Existing District

CS District - Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

R15 District - R15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots.

RS20 District - RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

Proposed District

IWD District - Industrial Warehousing/Distribution is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

BORDEAUX/WHITES CREEK COMMUNITY PLAN

Commercial Mixed Concentration (CMC) CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

Natural Conservation (NCO) NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

Consistent with policy? No. The industrial uses of the proposed IWD district are inconsistent with both the CMC and the NCO policy on the property.

Maximum Uses in Existing Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	10.25	0.6	267,894	12886	276	1232

Maximum Uses in Existing Zoning District: **R15 and RS20**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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Single-Family detached (210)	6.14	3.09	19*	182	15	20
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*Based on maximum density for 6.14 acres in R15

Maximum Uses in Proposed Zoning District: **IWD**

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	16.39	0.8	571,158	2034	172	183

Traffic changes between maximum: **CS, R15 and RS20** and proposed **IWD**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	16.39	N/A	N/A	-11034	-119	-1069

STAFF RECOMMENDATION Staff recommends disapproval as the industrial uses of the proposed IWD district are inconsistent with both the CMC and the NCO policy on the property.

Mr. Swaggart presented and stated that staff is recommending disapproval.

Mr. Jerry Stanz, spoke in favor of the proposed development.

Mr. Gotto requested additional clarification on the uses contained in CS zoning.

Mr. Bernhardt explained the CS zoning to the Commission.

Mr. Gotto then questioned whether an additional zoning would better accommodate the applicant's request.

Mr. Bernhardt explained that SP zoning would best accommodate the request of the applicant.

Mr. Swaggart offered additional information on the site to the Commission.

Mr. Tyler requested additional clarification on IWD zoning and its uses.

Mr. Swaggart explained IWD zoning to the Commission.

Dr. Cummings stated she was in favor of the SP zoning as it would allow storage and servicing on the buses.

Dr. Cummings moved and Mr. Gotto seconded the motion, which passed unanimously, to disapprove Zone Change 2009Z-022PR-001 to IWD, but approve with conditions a rezoning to SP with all of the standards, regulations and uses of the CS district and the existing uses on the site. **(7-0)**

Resolution No. RS2009-60

"BE IT RESOLVED by The Metropolitan Planning Commission that 2009Z-022PR-001 is **DISAPPROVED IWD, APPROVED WITH CONDITION A REZONING TO SP to permit all uses of the CS zoning district subject to the standards, regulations, requirements of the CS zoning district and to permit Heavy Equipment Repair, Wrecker Services and Outdoor Storage uses subject to the standards, regulations and requirements of the IWD zoning district. (7-0)**

IWD is not consistent with the Bordeaux/Whites Creek Community Plan's Commercial Mixed Concentration and Natural Conservation policies. While an SP allowing the current use and all uses allowed in CS is not completely consistent with the area's policies, it allows for the existing use to continue as well as new uses that are consistent with the land use policies."